

December 6, 2010

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 100848 relates to zoning regulations for transitional housing and permanent supportive housing.

This file removes the term "transitional living facility" from the zoning code and replaces it with a new term, "transitional housing," which is defined as a single-family, 2-family or multi-family dwelling not licensed by the state of Wisconsin in which 4 or more adult clients are temporarily provided with treatment and services above the level of room and board, but less than nursing care, as a condition of their stay. For purposes of this definition, "temporarily" means not more than 24 months. The services provided include supervision, counseling, transportation, or assistance with personal finances or medications by a person or agency that prepares residents for independent living.

This file also establishes the zoning classifications for transitional housing, including where the use would be prohibited or a limited use. In addition, this file requires an annual fire inspection of all transitional housing, regardless of the number of dwelling units.

The other provisions of this file relate to "permanent supportive housing," which is defined as "multi-family housing that is not transitional housing or housing licensed by the state of Wisconsin, and that provides on-site services, such as case management and peer support, that help tenants who are disabled or at risk of homelessness to live independently". The file establishes the zoning classifications for permanent supportive housing.

The file further establishes the off-street parking requirements, lot-area-per-dwelling-unit requirements (permanent supportive housing) and lot-area-per-client requirements (transitional housing) for these uses.

On November 24, 2010, the Zoning Code Technical Committee (ZCTC) met, and several points of the proposed ordinance were brought up for discussion. Among them, it was suggested that the text defining "industry standards" and "temporary" should be better defined. The limited use standards for transitional housing as "certified by an annual inspection" were also discussed. Several other points were brought up with regard to specific language and whereas clauses. The ZCTC met again on December 1, 2010 and determined that the amended ordinance (Proposed Substitute A) meets the ZCTC criteria.

Since the proposed amendment meets the standards of legality, enforceability, administrative efficiency, and consistency with the zoning code, the City Plan Commission at its regular meeting on December 6, 2010, recommended approval of Proposed Substitute A of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson